

M.M.M.

Mississip

HISTORY OF THE TITLE

OF THE

San Francisco Homestead Union,

TO A TRACT OF LAND IN THE

CITY AND COUNTY OF SAN FRANCISCO:

BEING A PORTION OF THE

SAN MIGUEL RANCHO,

Distributed to the Shareholders February 15th, 1864.

From Abstracts prepared by C. V. Gillespie, and other Sources,
February 1st, 1864.

BY JAMES T. BOYD,
ATTORNEY AT LAW.

SAN FRANCISCO:

TOWNE & BACON, BOOK AND JOB PRINTERS,
No. 536 Clay Street, opposite Leidesdorff.

1864.

The Bancroft Library

University of California • Berkeley

Purchased from the
SOPHIE S. MCFARLAND MEMORIAL FUND

HISTORY OF THE TITLE
OF THE
San Francisco Homestead Union,
TO A TRACT OF LAND IN THE
CITY AND COUNTY OF SAN FRANCISCO :
BEING A PORTION OF THE
SAN MIGUEL RANCHO,

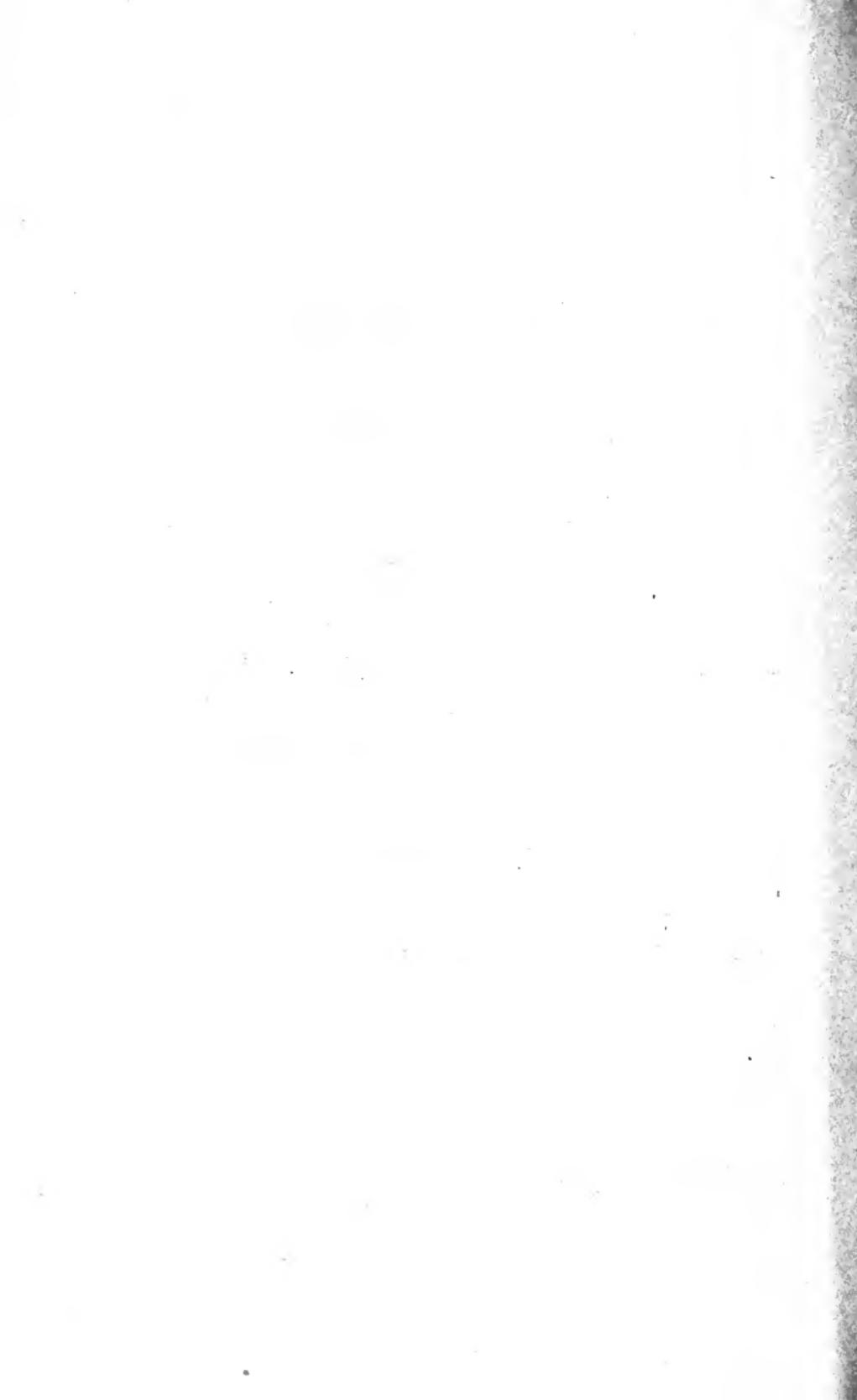
Distributed to the Shareholders February 15th, 1864.

From Abstracts prepared by C. V. Gillespie, and other Sources,
February 1st, 1864.

BY JAMES T. BOYD,
ATTORNEY AT LAW.

SAN FRANCISCO :
TOWNE & BACON, BOOK AND JOB PRINTERS,
No. 536 Clay Street, opposite Leidesdorff.

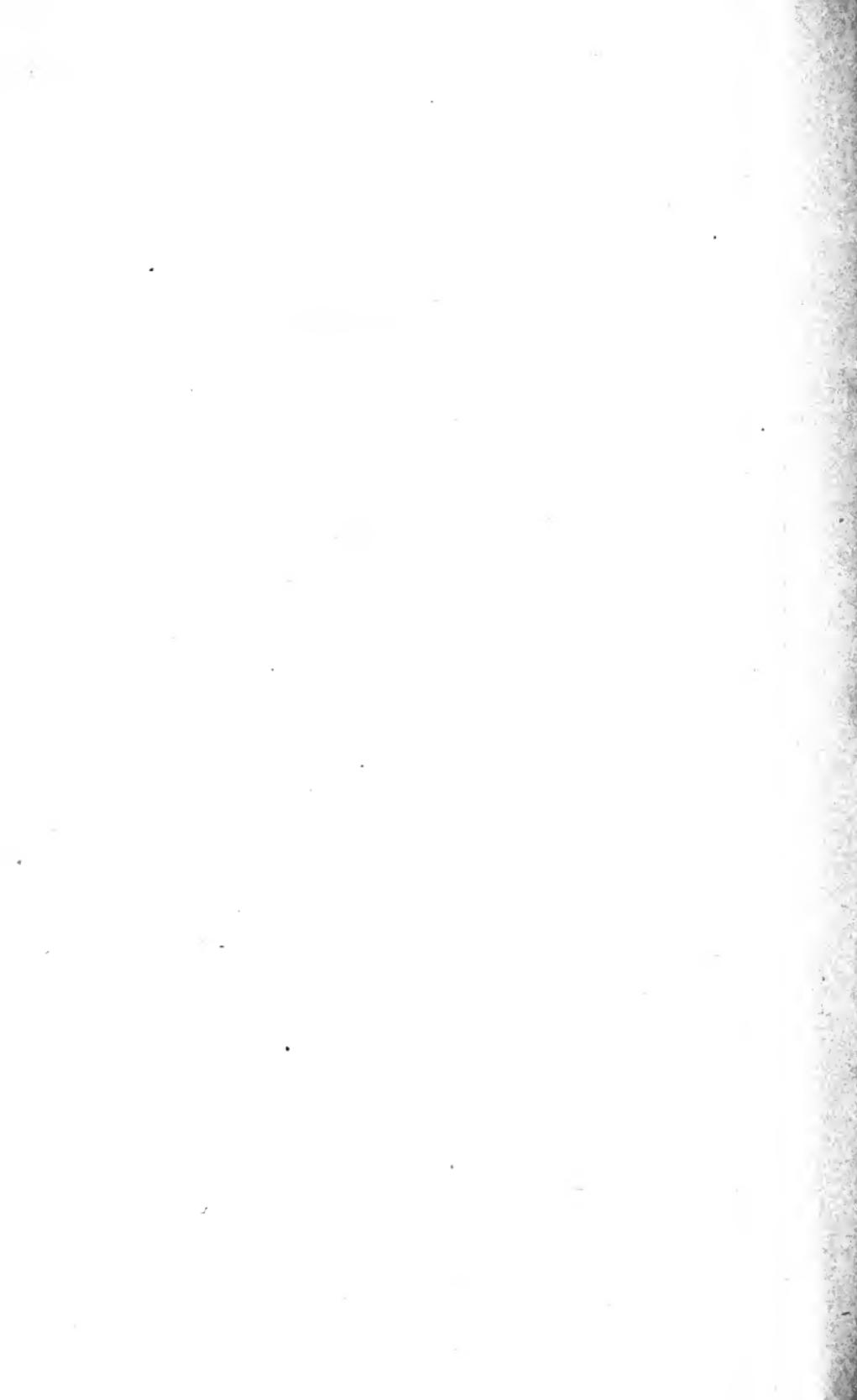
1864.



HISTORY OF THE TITLE.

The lands in question are described in the Contract of Sale hereinafter mentioned, as follows :

All that certain tract, piece, or parcel of land situated, lying, and being in the City and County of San Francisco, portion of the Rancho San Miguel, bounded and described as follows, viz. : Commencing at a point where a line drawn through the center of Alta Street would intersect a line drawn through the center of Dolores Street, running thence easterly along said center line of Alta Street to a point where the same would intersect a line drawn through the center of Guerrero Street ; thence at a right-angle southerly along said last mentioned line to a point where the same would intersect a line drawn through the center of Park Street ; thence at a right-angle westerly along said last mentioned line to a point distant 280 feet westerly from the westerly line of Dolores street ; thence at a right-angle northerly on a line parallel with Dolores Street 292 feet to a point ; thence at a right-angle easterly on a line parallel with Park Street 345 feet to a line drawn through the center of Dolores Street ; thence at a right-angle northerly along said last mentioned line to a point where the same would intersect a line drawn through the center of Horner Street ; thence at a right-angle westerly along said last mentioned line to a point where the same would intersect a line drawn through the center of Silver or Church Street ; thence at a right-angle southerly along said last mentioned line 292 feet to a point ; thence at a right-angle westerly 642 feet and



6 inches to a point in the center of Crystal or Sanchez Street ; thence at a right-angle northerly along a line drawn through the center of said Crystal Street 584 feet to a point ; thence at a right-angle easterly 1,308 feet 9 inches, more or less, to a point in the center of Dolores Street ; thence at a right-angle northerly along a line drawn through the center of Dolores Street to a point in the center of Alta Street at the place of beginning.

Excepting and reserving therefrom, however, that piece or parcel of land described as follows, viz. : Commencing at a point formed by the intersection of the southerly line of Horner Street with the westerly line of Guerrero Street, running thence westerly along said line of Horner Street 103 feet 6 inches ; thence south-westerly on a line which is distant westerly from a point in the westerly line of Guerrero Street 228 feet south from Horner Street, on a line parallel with Horner Street 129 feet, and from a point in said line of Guerrero Street 292 feet south from Horner Street, on a line parallel with said Horner Street 136 feet 8 inches to a point whence a line drawn south-easterly 151 feet 6 inches would cross said westerly line of Guerrero Street at a point distant 90 feet northerly from Park Street ; thence south-easterly along said line 151 feet 6 inches to said westerly line of Guerrero Street ; thence northerly along said westerly line of Guerrero Street to the corner of Horner Street at the place of beginning.

They comprise Blocks 23, 24, 25, 26, 66, 85, 86, the east half of 64, and portions of 27 and 28 ; also portions of Hill, M, and Elizabeth streets on the map of "Horner's Addition."

These lands form a part of the Rancho San Miguel, a tract of land one square league in extent, granted to Don José de Jesus Noe in December, 1845, by Pio Pico, Governor of the Californias.

Digitized by the Internet Archive
in 2007 with funding from
Microsoft Corporation

The claim of Noe to these lands was presented to the Board of U. S. Land Commissioners, was confirmed, and such proceedings were afterwards had in the matter that a patent under the Great Seal of the United States, dated March 30th, 1857, was issued to Noe therefor.

Recorded in Lib. 69 of Deeds, page 278. See Map Book 1, page 72.

Before the issuing of the patent and pending the proceedings before the U. S. Land Commissioners for the confirmation of the title, Noe made the conveyance of the greater portion of said rancho hereinafter mentioned to John M. Horner. The patent, when issued by the Government, inured to the benefit of the grantee of the patentee and his successors in interest.

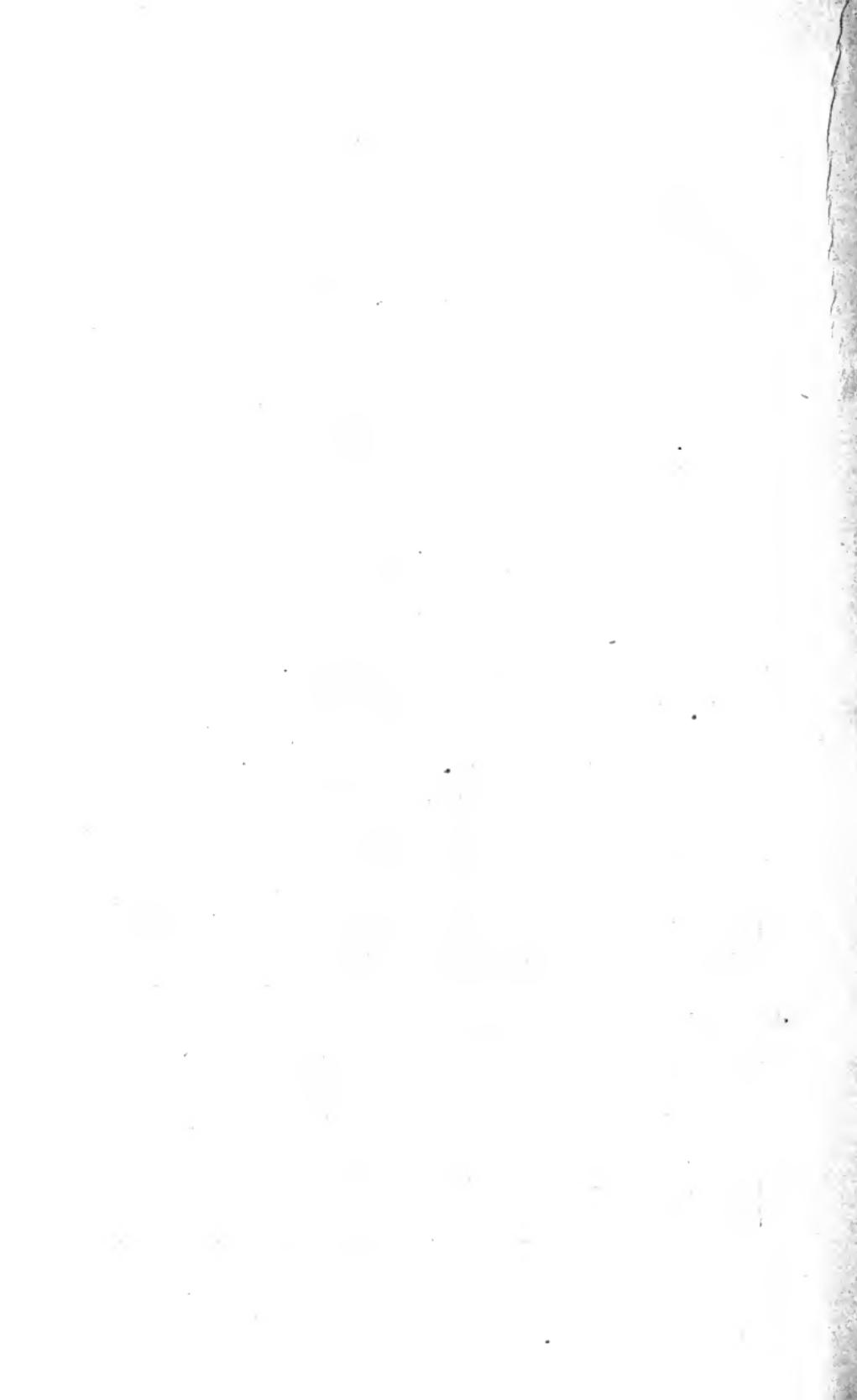
The chain of title of the portions of said rancho now under consideration, from the patentee to the present owners, is as follows:

On the second of August, 1853, Noe entered into an agreement with Charles B. Strode to sell him the whole of said rancho, with certain exceptions, for the sum of \$90,000. The excepted portions as pointed out to me on the map by the agent of your grantors includes a small portion only of your purchase, to wit: the south-east portion of Block No. 26. (*Vide post.*) Recorded in Lib. 2 of Covenants, page 105.

August 3d, 1853, Strode sold and assigned his interest in the said contract of sale to John M. Horner for the sum of \$200,000. Recorded in Liber 2 of Covenants, page 154.

In January, 1854, Noe conveyed said lands to John M. Horner, in pursuance of said contract of sale, by two several conveyances, acknowledging therein the receipt of the purchase money. Recorded in Lib. 32 of Deeds, page 109, and in Lib. 33, page 616.

Soon after his purchase Horner caused a portion of said



rancho, including the lands in question, to be surveyed and laid off into blocks and lots and called it "Horner's Addition," by which name it is still known, and made sales of several of such blocks and lots. In January, 1854, he conveyed to J. G. Maxwell subdivisions Nos. 41, 42, 43 and 44 of Block No. 65 (*sixty-five*) on Horner Street. Recorded in Lib. 33 of Deeds, p. 531. There are no lots known by those numbers in that block which front on Horner Street in Horner's original map of said survey. Mr. Maxwell has paid taxes for several years on the lots with the corresponding numbers in Block 66 (*sixty-six*). If there is any error in Mr. Maxwell's deed, or in the record of it, that cannot affect subsequent purchasers without actual notice of his title or actual possession by him under it.

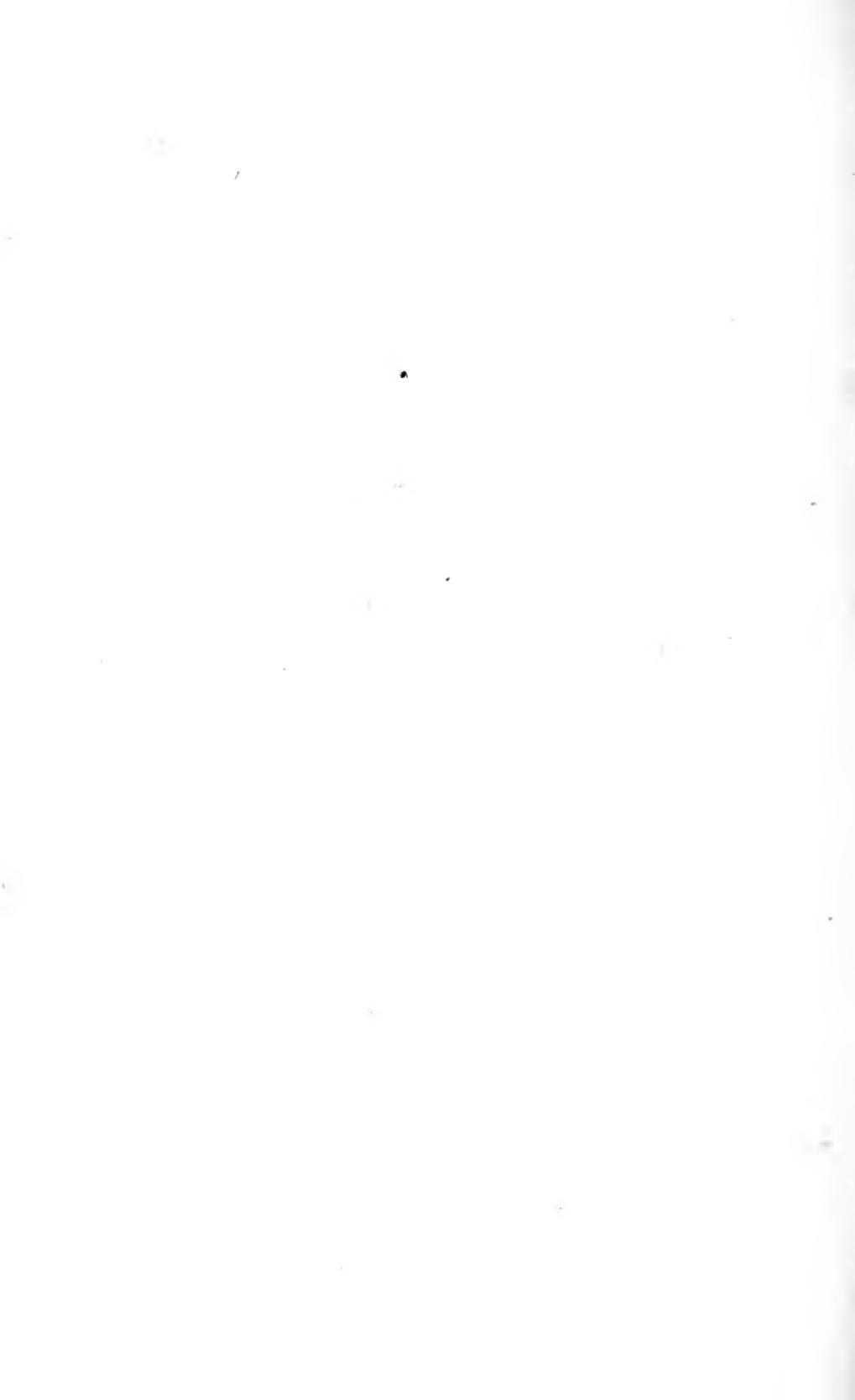
Afterwards, and in February, 1854, J. M. Horner mortgaged the lands so acquired by him to C. K. Garrison. For proceedings under the mortgage see *post*.

March 16th, 1855, Horner conveyed his interest in that portion of the rancho which includes the lands in question to William Y. Horner. Recorded in Lib. 51 of Deeds, p. 502.

September 8th, 1855, William Y. Horner conveyed said portion of the rancho, with certain exceptions, to Charles W. Cook (recorded in Lib. 55 of Deeds, p. 320), and on November 17th, 1855, John M. and William Y. Horner united in a conveyance to said Cook of all their interest in the whole rancho. Recorded in Lib. 53 of Deeds, page 642.

December 22d, 1855, Charles W. Cook, by his attorney in fact John Cook, Jr., conveyed the portion of said rancho derived to him under the conveyance from William Y. Horner to Thomas Beaver and Benjamin Farnham, of Philadelphia, (recorded in Lib. 61 of Deeds, page 23), and on June 17th, 1856, executed to them a deed of confirmation of said last mentioned conveyance. Recorded in Lib. 62 of Deeds, p. 309.

December 10th, 1862, Beaver and Farnham commenced an action of ejectment in the Twelfth District Court against Gard-



ner S. Hall and Samuel S. Thompson to recover possession of Blocks 64 and 66 and other property. The defendants appeared by William S. Fitch, Esq., their attorney, and on March 2d, 1863, a stipulation was entered into by him with the plaintiffs and filed in said action, allowing plaintiffs to take judgment against defendants for Blocks 66 and 64, excepting a portion of the western half of the last mentioned block.

Pending said suit and on the twelfth of February, 1862, Hall and Thompson conveyed their interest in said Blocks 64 and 66 to said William S. Fitch. Recorded in Lib. 156 of Deeds, page 223.

April 20th, 1863, Beaver and Farnham, of Philadelphia, conveyed their interest in said rancho to George W. Beaver, of San Francisco. Recorded in Lib. 210 of Deeds, page 212.

August 28th, 1863, George W. Beaver conveyed all his interest in said rancho to J. B. Bayerque and Levi Parsons. Recorded in Lib. 207 of Deeds, page 212.

December 21st, 1863, Charles W. Cook conveyed all his interest in said rancho to F. L. A. Pioche and Levi Parsons. Recorded in Lib. 224 of Deeds, page 213.

November 4th, 1862, William Y. Horner conveyed all his interest in said rancho to Henry Pichoir. Recorded in Liber 186 of Deeds, page 356.

February 11th, 1863, Henry Pichoir conveyed all his interest in said rancho to J. B. Bayerque. Recorded in Lib. 228 of Deeds, p. 385.

CHAIN OF TITLE UNDER THE GARRISON MORTGAGE.

It is mentioned above that John M. Horner mortgaged his interest in the lands conveyed to him by Noe to C. K. Garrison. This mortgage is dated February 4th, 1854, and was given to secure the payment of \$50,000 with interest, and is

recorded in Lib. 15 of Mortgages, page 108. Mr. Garrison released Blocks 64, 66 and 86 from the lien of this mortgage (Liber 4 of Releases, page 529), and then assigned it to Samuel Moss, Jr. Liber 18 of Mortgages, page 64.

May 6th, 1854, Horner mortgaged his interest in said lands to Joseph C. Palmer to secure the payment of two notes amounting to \$63,033.97 and interest, to Palmer and Edward Jones, payable in September, 1854. Recorded in Lib. 17 of Mortgages, page 448.

[NOTE.—This mortgage ceased to be a lien on the property in September, 1858, unless such lien was previously divested by the foreclosure proceedings next hereinafter mentioned.]

In April, 1855, S. Moss, Jr., commenced an action in the Fourth District Court against John M. Horner, William T. Horner, José de Jesus Noe, Joseph C. Palmer, Edward Jones, and others, to foreclose the mortgage to C. K. Garrison, and such proceedings were had therein that afterwards and on the fifth day of November, 1856, the Sheriff of the County of San Francisco, in pursuance of a sale previously made by him under the decree, entered in said action, conveyed said rancho (excepting the blocks and tracts of land which had been released from the mortgage) to Theodore F. Moss. Recorded in Lib. 62 of Deeds, page 580.

July 3d, 1857, Theodore F. Moss conveyed his interest in said rancho to Adolph E. Borie, of Philadelphia. Recorded in Lib. 69 of Deeds, page 298.

February 29th, 1860, Adolph E. Borie, by J. Mora Moss his attorney in fact (see Liber 9 Powers of Attorney, p. 227), conveyed his interest in said rancho to Francois L. A. Pioche. Recorded in Liber 106 of Deeds, page 85.

June 21st, 1860, F. L. A. Pioche conveyed 21-100ths of said rancho to Cornelius K. Garrison. Recorded in Lib. 109 of Deeds, page 342.

June 27th, 1860, F. L. A. Pioche commenced an action in



the Twelfth District Court against the City and County of San Francisco and the Commissioners of the Funded Debt of said City defendants, to quiet his title to the San Miguel Rancho as against such defendants, and such proceedings were had therein that on the first day of March, 1862, an order was entered that plaintiff have judgment according to the prayer of his complaint.

June 27th, 1860, C. K. Garrison, by William R. Garrison his attorney in fact (see Liber 6 Powers of Attorney, p. 600, and Liber 9, p. 130), conveyed the interest derived to him under the last mentioned conveyance to Levi Parsons and John B. Felton. Recorded in Liber 162 of Deeds, page 79.

F. L. A. Pioche by deed dated May 25th, 1860, acknowledged August 7th, 1860, conveyed 44-500ths of said rancho to John Benson. Recorded in Liber 114 of Deeds, page 131.

August 15th, 1860, John Benson conveyed said interest to Levi Parsons. Recorded in Liber 157 of Deeds, page 391.

January 7th, 1861, Levi Parsons conveyed said interest to Benjamin Belloc. Recorded in Liber 121 of Deeds, p. 559.

June 6th, 1862, Benjamin Belloc, by Henry Barroilhet his attorney in fact (see Liber 7 Powers of Attorney, page 9), reconveyed said interest to Levi Parsons. Recorded in Liber 157 of Deeds, page 395.

June 19th, 1862, John B. Felton conveyed his interest in said rancho to F. L. A. Pioche and Levi Parsons. Recorded in Liber 167 of Deeds, page 36.

[NOTE.—In the record of several of the foregoing conveyances of the rancho by metes and bounds, courses and distances, there are errors in some of the courses, but I have not deemed it necessary to call attention to them as there are also general words of description which embrace the whole lands intended to be conveyed thereby.]

AS TO BLOCK 86 IN HORNER'S ADDITION.

This block was released from the mortgage to C. K. Garrison as above mentioned. The legal title to it passed by the conveyances also above mentioned from John M. and William Y. Horner to Charles W. Cook, and by the conveyance from the latter through Beaver and Farnham and G. W. Beaver to J. B. Bayerque and Levi Parsons, or by the conveyance from C. W. Cook to Pioche and Parsons above mentioned.

CHAIN OF TITLE UNDER HOLLUB MORTGAGE.

March 14th, 1854, John M. Horner made a mortgage to A. Hollub, covering Block 86 and other property, to secure the payment of \$8,000. Recorded in Liber 16 of Mortgages, page 342.

He afterwards mortgaged his interest in the whole rancho to Joseph C. Palmer as above mentioned.

September 20th, 1855, A. Hollub commenced an action in the Twelfth District Court against John M. Horner, William Y. Horner, Joseph C. Palmer, Edward Jones, and others, to foreclose his said mortgage. This was after the conveyance to C. W. Cook by William Y. Horner (*vide ante*). C. W. Cook was not made a party to this action. Such proceedings were had therein that afterwards and on the twenty-seventh day of October, 1856, the Sheriff of the County of San Francisco, in pursuance of a sale previously made by him under the decree in said action, conveyed said block and other property to the plaintiff. Recorded in Liber 63 of Deeds, page 667.

August 15th, 1860, A. Hollub commenced an ejectment suit in the Twelfth District Court against Gardner S. Hall, Samuel S. Thompson, and others, to recover possession of said Block 86 and other property, which suit is still pending.



August 27th, 1862, A. Hollub conveyed said Block 86 and other property to H. G. Livermore. Recorded in Liber 175 of Deeds, page 110.

And on the same day H. G. Livermore conveyed an undivided quarter of the same property to C. C. Webb. Recorded in Liber 181 of Deeds, page 292.

October 5th, 1863, H. G. Livermore and C. C. Webb conveyed said Block 86 and other property to J. H. Applegate. Recorded in Liber 213 of Deeds, page 347.

December 28th, 1863, J. H. Applegate conveyed to F. L. A. Pioche and Levi Parsons said Block 86. Recorded in Liber 228 of Deeds, page 382.

AS TO THE S. E. CORNER OF BLOCK 26.

By referring to the contract between Noe and Strode above mentioned and the conveyances in pursuance of it, it will be seen that Noe excepted thereout certain portions of said rancho. The excepted portions included a small strip of land in the south-east corner of Block 26, and with adjoining lands formed what is commonly known as Noe's Reserve.

After such conveyances were made and recorded, and on February 1st, 1854, one William Cummings commenced an action in the Fourth District Court against José de Jesus Noe, alleging that Noe had theretofore conveyed to him a tract of land, portion of San Miguel Rancho, describing it; that he had lost his deed, and praying that defendant might be decreed to execute to him a new deed for same premises.

No notice of the pendency of this action appears to have been filed. The agent of Messrs. Pioche and Parsons informs me that the plaintiff was never in the actual possession of the premises described in his complaint.

The action could not, therefore, affect any of the lands described which had been conveyed without notice of Cummings'

title previously to the conveyance from said Noe to Cummings next hereafter mentioned.

In April, 1859, Cummings recovered a judgment in said action against Noe according to the prayer of his complaint.

May 10th, 1859, José de Jesus Noe made a quitclaim deed of said premises to said Cummings, reciting therein that it was made in obedience to said judgment. Recorded in Liber 92 of Deeds, page 418.

Previous to the conveyance to William Cummings and on March 5th, 1858, José de Jesus Noe conveyed an undivided half interest in said rancho to Richard Roman, Isaac N. Thorne, and Tully R. Wise. This conveyance would operate on the lands excepted out of the contract with Strode and the conveyances executed in pursuance of it which had not been previously conveyed by Noe.

February 21st, 1863, William Cummings conveyed the tract of land so conveyed to him by Noe to William S. Fitch. Recorded in Liber 195 of Deeds, page 26.

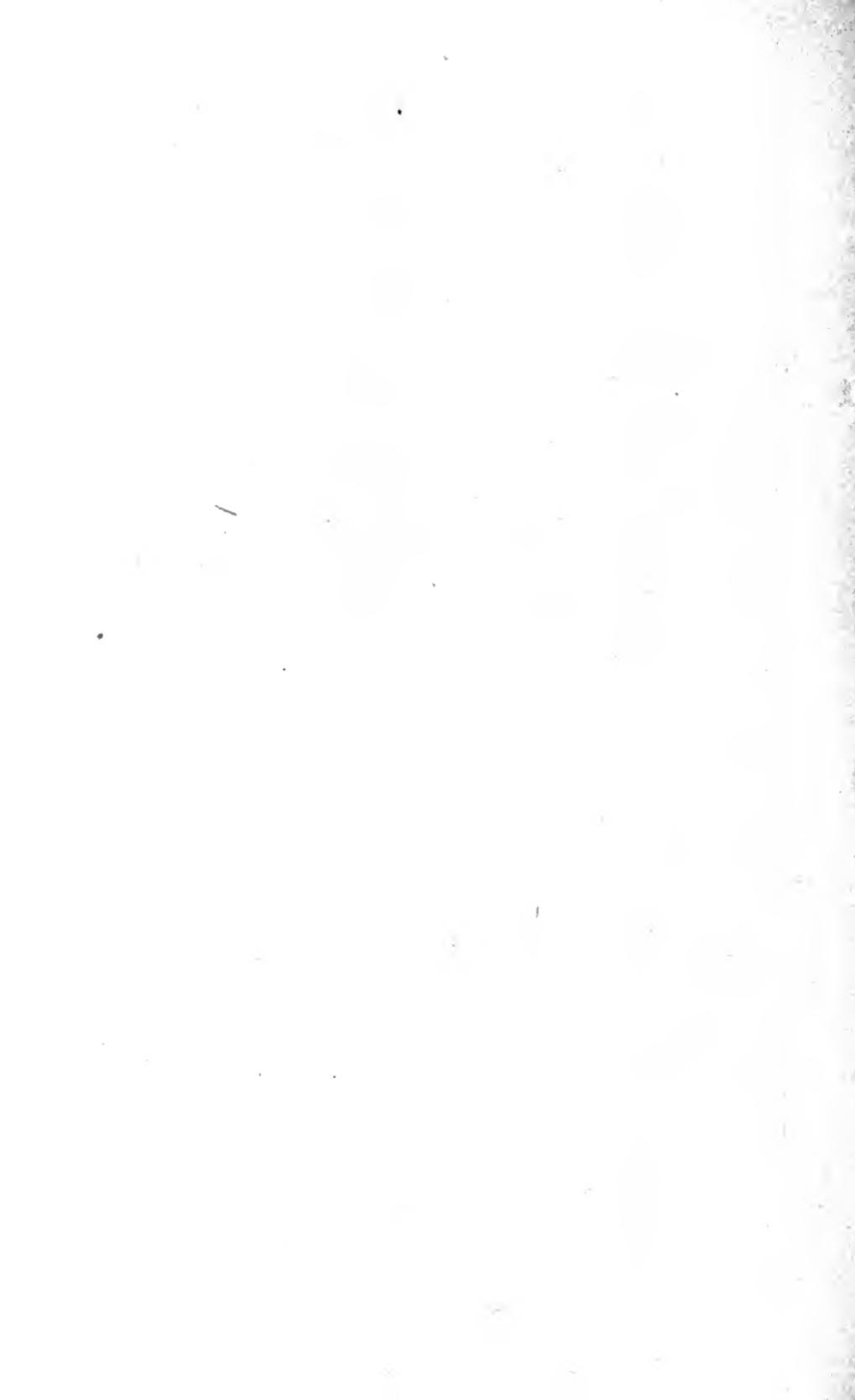
April 16th, 1863, William S. Fitch conveyed the portion of such tract which includes the south-east corner of Block 26 to J. B. Bayerque. Recorded in Liber 191 of Deeds, page 322.

December 22d, 1863, Roman, Wise, and Thorne conveyed their interest in said Block No. 26, bounded by Guerrero, Dolores, Horner, and M streets, to J. B. Bayerque. Recorded in Liber 229 of Deeds, page 221.

In the spring of 1862 Noe died, leaving a will, and leaving him surviving his widow Catarina Valencia, and his sons Miguel, José Jesus, and Vicente Noe, and his daughter Maria Dolores Noe, his only heirs at law.

Noe's *Homestead* appears from the will to be situated on Center street, at the Mission Dolores.

It will be seen that Noe had parted with all his interest in the Reserve previous to his death.



Subsequently, the following described instruments were executed and recorded.

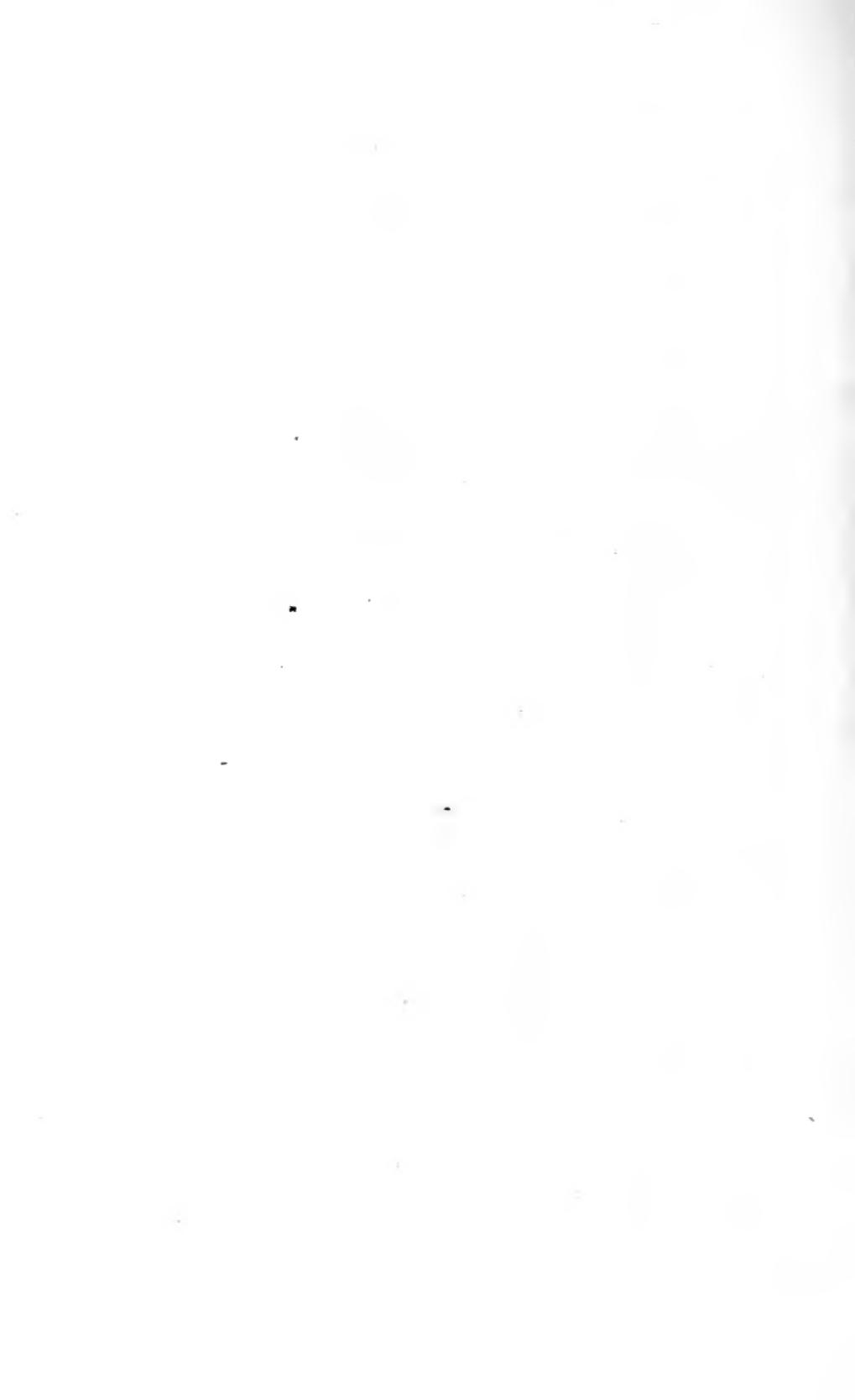
August 5th, 1862, Catarina Valencia de Noe conveyed to F. L. A. Pioche and Levi Parsons the tract of land which includes the south-east portion of Block 26 and commonly known as the Noe Reserve. Recorded in Liber 171 of Deeds, page 181.

April 16th, 1863, J. B. Bayerque conveyed to Miguel Noe the portions of Noe's Reserve contained in Blocks 26, 27, 28, 10, 11, and 12, on Horner's Map, excepting a portion of Block 10. Recorded in Liber 196 of Deeds, page 359.

June 10th, 1863, Miguel Noe and wife conveyed to William Jones the portions of Blocks 27 and 28 included in the exception mentioned in the Contract and Deed to the San Francisco Homestead Union. Recorded in Liber 202 of Deeds, page 288.

October 27th, 1863, Miguel Noe, Maria Dolores Noe, and José de Jesus Noe conveyed to F. L. A. Pioche and Levi Parsons the portion of Block 26 under consideration, describing it as being on the north-west corner of Guerrero and Horner streets, running north on Guerrero Street $61\frac{1}{2}$ feet, thence north $86^{\circ} 30'$ west $88\frac{7}{12}$ feet, thence south 2° west $73\frac{3}{4}$ feet to Horner Street, and thence easterly on Horner Street 96 feet to the place of commencement. Recorded in Liber 218 of Deeds, page 217.

So far, I have traced the title to these premises into F. L. A. Pioche, J. B. Bayerque, and Levi Parsons by the chain of conveyances, without adverting to the mortgages which have



at different times existed upon the whole or portions of the premises in question made by the holders of the legal title for the time being, and which have been disposed of otherwise than by foreclosure. I will now take up the consideration of these mortgages and show what disposition was made of them.

1. John M. Horner to J. C. Palmer, May 6th, 1854. (*Vide ante.*)

2. Levi Parsons and John B. Felton to C. K. Garrison—Mortgage for \$20,000 : June 27th, 1860. Recorded in Liber 53, page 331. Satisfied July 12th, 1862, in margin of Record.

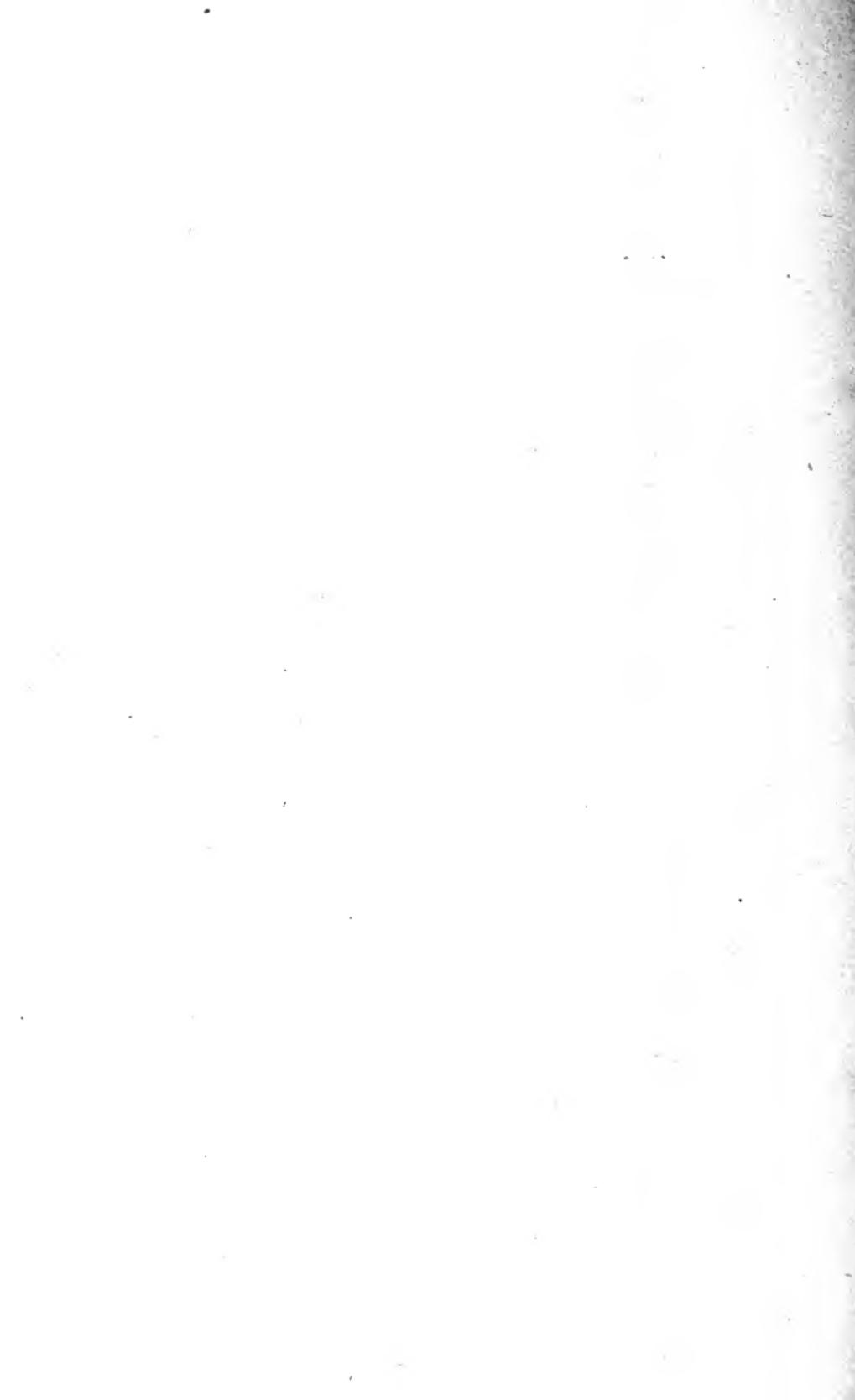
3. Levi Parsons and John B. Felton to Benjamin Belloc—Mortgage of 21-100ths of Rancho for \$5,500 : July 9th, 1861. Recorded in Liber 67 of Mortgages, page 448. Satisfied June 9th, 1862. Liber 20 Releases, page 260.

4. William S. Fitch to G. S. Hall and S. S. Thompson—Mortgage of Blocks 64, 66, and other property for \$4,000 : February 12th, 1862. Recorded in Liber 81 of Mortgages, page 18. Satisfied February 2d, 1863, in margin of Record.

5. H. G. Livermore to A. Hollub—Mortgage of Block 86 and other property for \$11,500 : August 27th, 1862. Recorded in Liber 89 of Mortgages, page 122. Satisfied September 5th, 1863, in margin of Record.

6. Levi Parsons and John B. Felton to Abel Guy—Mortgage for \$15,000 : September 12th, 1862. Recorded in Liber 87 of Mortgages, page 384. A release of the lands in question from this mortgage, dated December 30th, 1863, is recorded in Liber 27 of Releases, page 92.

7. Miguel Noe, Maria Dolores Noe, and José de Jesus Noe to J. B. Bayerque—Mortgage of part of Block 26 and other property for \$4,000 : April 16th, 1863. Recorded in Liber 98 of Mortgages, page 126. Unsatisfied of Record, but see covenant against incumbrances in the contract of sale herein-after mentioned.



TAX TITLES.

For the taxes of the fiscal year 1858-59, Blocks 25, 26, 27, 28, parts of Blocks 64 and 66 were sold to *D. S. Roberts*.

October 31st, 1863, Daniel S. Roberts conveyed all his interest in the Rancho San Miguel as patented to José de Jesus Noe by the United States, except certain blocks (stated therein to have been conveyed by deed of even date to Bayerque and Parsons), to F. L. A. Pioche and Levi Parsons. The interest conveyed is described as being that acquired by him under and by virtue of certain tax deeds and certificates under sale thereof for City and County taxes. Recorded in Liber 219 of Deeds, page 213.

October 31st, 1863, Daniel S. Roberts conveyed all his interest in Blocks 32, 63, 64, 65, 66, 89, 90, 130, 132, 135, and 139 on Horner's map to J. B. Bayerque and Levi Parsons, Recorded in Liber 219 of Deeds, page 215.

For the taxes of the same year on Blocks 23 and 24, a lot on the south-east corner of Alta and Guerrero streets, six inches on Guerrero by five hundred and sixty feet on Alta Street, was sold to Ch's Seitt, and a deed issued to him therefor July 2d, 1859.

It will be seen by reference to the map that the sale is of a lot in the block adjoining on the east, and consequently does not affect the title to the blocks in question.

For the taxes of the same year, subdivision 13 of Block 64, was sold to *J. A. Gauley*.

For the taxes of the fiscal year 1861-62, Lots 1 to 42 in Block 64, were sold to *J. A. Gauley*.

December 14th, 1863, James A. Gauley conveyed all his interest in the Rancho San Miguel to F. L. A. Pioche and Levi Parsons. Recorded in Liber 224 of Deeds, page 264.

For the taxes of the fiscal year 1858-59, Block No. 86 was sold to *S. W. Rozenstock*.



November 21st, 1859, S. W. Rozenstock conveyed all his interest in Block 86 and other property, such interest having been derived at tax sale on December 17th, 1858, to A. Hollub. Recorded in Liber 95 of Deeds, page 538.

For conveyance by Hollub, see deed from A. Hollub to H. G. Livermore (*ante*).

For the taxes of the fiscal year 1859-60, portions of Blocks 23, 25, 26, 27, 28, and 85, were sold to *John Barkeloo*.

For the taxes of the fiscal years 1862-63, part of Block 64 was sold to *John Barkeloo*.

John Barkeloo conveyed all his interest in Block 26 and other property to J. B. Bayerque. Recorded in Liber of Deeds, page . . .

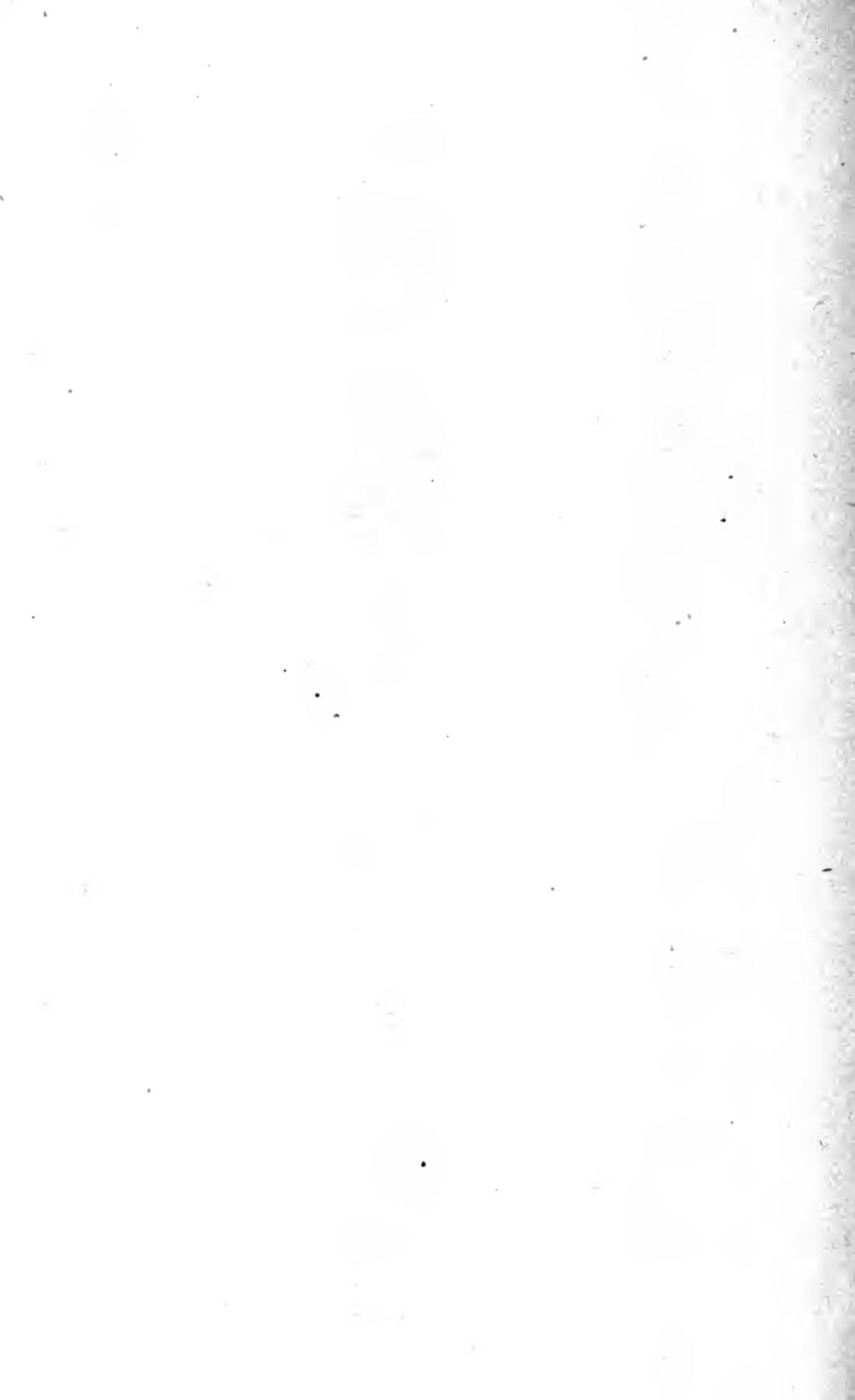
December 28th, 1863, John Barkeloo conveyed all his interest in the Rancho San Miguel patented to José de Jesus Noe, to F. L. A. Pioche and Levi Parsons. Recorded in Liber 224 of Deeds, page 267.

For the taxes of the fiscal year 1860-61, part of Block 28, 100 feet on Elizabeth by 114 feet on Dolores Street, was sold to *D. J. McCarthy*.

May 25th, 1863, D. J. McCarthy conveyed said portion of Block 28 to Francis Ready. Recorded in Liber 201 of Deeds, page 332.

January 5th, 1864, Francis Ready conveyed said portion of Block 28 to F. L. A. Pioche and Levi Parsons. Recorded in Liber 225 of Deeds, page 207.

December 26th, 1863, Francois L. A. Pioche, J. B. Bayerque, and Levi Parsons entered into an agreement in writing with the "San Francisco Homestead Union," whereby they agreed to sell and convey to said Union for the price or sum

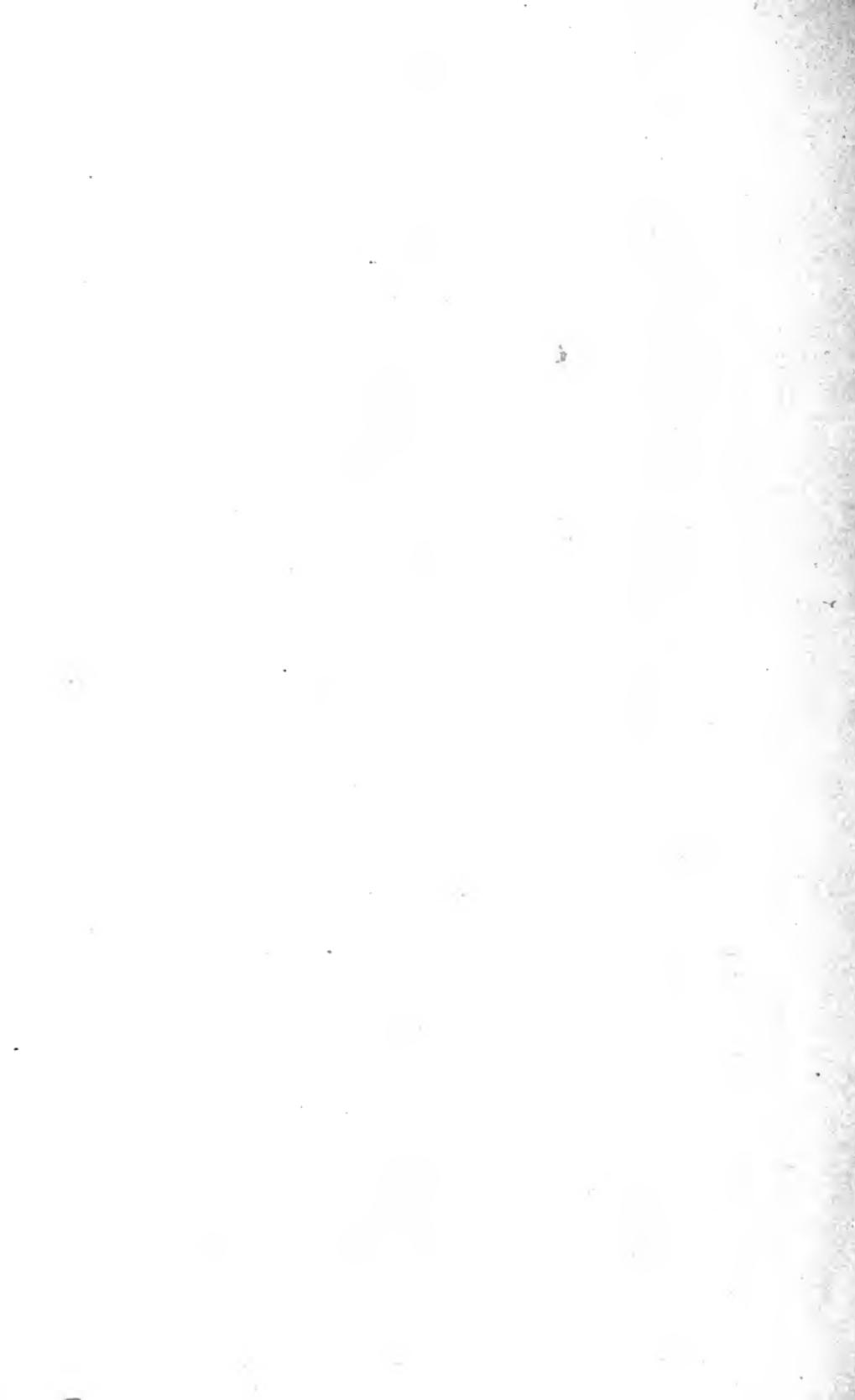


of \$45,000, payable as therein provided, the lands as in the beginning described with covenant against grantors' acts, on full payment of the purchase money, and to make them a good, clear, unincumbered title thereto. The agreement also contains special covenants in relation to streets in said tract. Recorded in Liber 5 of Covenants, page 108.

February 19th, 1864, F. L. A. Pioche, Levi Parsons, and J. B. Bayerque by F. L. A. Pioche his attorney in fact (see 9 of Powers, page 370), conveyed the lands first above described and last hereinabove mentioned to the San Francisco Homestead Union by deed of bargain and sale, acknowledging therein receipt of the whole purchase money. Recorded in Liber 231 of Deeds, p. 274.

I am informed that on the fifteenth day of February, 1864, in accordance with its Indenture of Association and By-Laws, the San Francisco Homestead Union distributed this land as subdivided among its shareholders, and on the twenty-third day of February, 1864, conveyed the lots, as numbered and designated upon the accompanying diagram, to the following named persons then shareholders :

<i>Lot.</i>	<i>Grantee.</i>	<i>Lot.</i>	<i>Grantee.</i>
1..	Ga. Fisher.	14..	B. H. Randolph.
2..	Ga. Fisher.	15..	B. H. Randolph.
3..	Jos. Rich.	16..	B. H. Randolph.
4..	S. Irving.	17..	C. Monypenny.
5..	S. Irving.	18..	D. McMillan.
6..	G. W. Houser.	19..	C. S. Capp.
7..	A. Stephan.	20..	D. Ring.
8..	C. Christiansen.	21..	J. B. Bourne.
9..	L. Hyams.	22..	W. J. Gracey.
10..	C. Bartlett.	23..	F. Werner.
11..	A. N. McLane.	24..	Deloche & Corthay.
12..	R. W. Coon.	25..	B. H. Randolph.
13..	R. W. Coon.	26..	J. M. Peck.



<i>Lot.</i>	<i>Grantee.</i>	<i>Lot.</i>	<i>Grantee.</i>
27..	W. R. McKee.	68..	F. Buel.
28..	Pauline Collins.	69..	J. M. Peck.
29..	E. M. Cottrell.	70..	W. Walsh.
30..	S. W. Dick.	71..	H. S. Brooks.
31..	J. Bacon.	72..	J. W. Cox.
32..	J. Linforth.	73..	G. W. Fisher.
33..	C. S. Capp.	74..	G. W. Fisher.
34..	E. Ellery.	75..	L. R. Mills.
35..	W. Walsh.	76..	W. Bartlett.
36..	John Taylor.	77..	W. Bartlett.
37..	John Taylor.	78..	C. N. Mann.
38..	Fred. Seibel.	79..	W. Walsh.
39..	A. L. Loring's estate.	80..	Hunter, Wand & Co.
40..	Paul Torquet.	81..	H. S. Wheeler.
41..	Jos. Moore.*	82..	Samuel Moffatt.
42..	W. Matheson.	83..	J. M. Shotwell.
43..	E. Ellery.	84..	J. A. Crabtree.
44..	S. H. Meeker's Estate.	85..	H. Feige.
45..	S. H. Meeker's Estate.	86..	J. W. Fuller.
46..	A. H. Henderson.	87..	D. Ring.
47..	A. H. Henderson.	88..	D. H. Hendee.
48..	L. A. Booth.	89..	H. C. Buster.
49..	G. W. Fisher.	90..	M. W. Willis.
50..	Emma C. Davis.	91..	W. Whitfield.
51..	George Childs.	92..	W. Whitfield.
52..	Ed. Denny.	93..	Jas. Tompson.
53..	Ed. Denny.	94..	Jas. Tompson.
54..	S. Theodore.	95..	D. B. Brown.
55..	D. D. Maynard.	96..	J. E. Ashcom.
56..	Thos. Miller.	97..	D. H. Hendee.
57..	R. C. Downs.	98..	A. P. Everett.
58..	P. J. Kennedy.	99..	F. L. Hanks.
59..	P. J. Kennedy.	100..	M. E. Whitfield.
60..	S. Theodore.	101..	W. Whitfield.
61..	E. Denny.	102..	W. Walsh.
62..	J. D. Enas.	103..	C. S. Higgins.
63..	R. White.	104..	E. Ellery.
64..	J. J. Scotchler.	105..	E. F. Maxfield.
65..	J. H. Page.	106..	Isidore Burns.
66..	Jos. Rich.	107..	Alex. Boyd's Estate.
67..	D. S. Sheldon.	108..	E. Cunning.



<i>Lot.</i>	<i>Grantee.</i>	<i>Lot.</i>	<i>Grantee.</i>
109..	J. C. Van Rensselaer.	134..	L. Englander.
110..	O. F. Giffin.	135..	Isabella Ford.
111..	O. F. Giffin.	136..	C. S. Higgins.
112..	J. C. Johnson.	137..	Geo. Wheeler.
113..	Moses S. Senter.	138..	E. F. Maxfield.
114..	A. N. McLane.	139..	O. Lawton.
115..	John Mason.	140..	J. H. Small.
116..	Sam'l Foster's Estate.	141..	J. H. Small.
117..	P. Carter.	142..	W. A. Frey.
118..	Richard Doyle.	143..	T. H. Douglas.
119..	N. S. Coon.	144..	C. T. McEachran.
120..	N. S. Coon.	145..	H. W. Hathorne.
121..	N. S. Coon.	146..	J. C. Collins.
122..	John Alsop.	147..	W. Southwick.
123..	Sarah Enscoe.	148..	C. A. Way.
124..	Sam'l Aitken.	149..	John C. More.
125..	J. C. Van Rensselaer.	150..	H. H. Ellis.
126..	R. W. Coon.	151..	H. L. Davis.
127..	W. P. Davidson.	152..	R. C. Paxson.
128..	Geo. Davidson.	153..	A. Whitton.
129..	A. J. Merriam.	154..	G. Davidson.
130..	J. E. Steckler.	155..	Ed. Jones.
131..	Q. A. Chase.	156..	W. Southwick.
132..	C. Martin.	157..	R. Perry.
133..	M. Calkin.		

Published by order of the Board of Directors of the San Francisco Homestead Union, for the use of the Shareholders.

CHARLES S. CAPP, Secretary.

San Francisco, Feb. 23, 1864.

HD268

53

56

1864



San Miguel